

CITY OF STOUGHTON
OFFICIAL MEETING MINUTES OF THE
COMMON COUNCIL

Date/Time: Tuesday, July 22, 2014 @ 7:00 P.M.

Location: Council Chambers/Public Safety Building

Members: Michael Engelberger, Sonny Swangstu, Tim Swadley, Ron Christianson, Paul Lawrence, Greg Jensen, Eric Hohol, Tom Majewski, Tom Selsor, David Kneebone, Tricia Suess, Pat O'Connor

Mayor Donna Olson presided at a Regular Meeting of the Common Council of the City of Stoughton, Dane County, Wisconsin, held in the Council Chambers, Public Safety Building, on June 10, convening at 6:00 P.M.

Call to Order: Mayor Olson called the meeting to order at 6:00 P.M.

Roll Call, Communications, and Presentations: Finance Director Sullivan called the roll and noted 11 Alderpersons present. Swadley is absent and excused.

Mayor thanked the Tree commission on their work on the Emerald Ash Borer plan. Next Council meeting is August 12 which is also an Election day. Council would like to cancel the August 12th meeting, unless something urgent comes up.

Landmarks Commission Presentation: Alan Hedstrom presented the 2014 Historic Preservation award to Art Wendt. New award for individual service, the award will now be called the Art Wendt Historic Preservation Service Award.

Kettle Park West update: Director Scheel updated the Council on the status of the Economic Impact Study for Kettle Park West. Wal-Mart open house is planned for Monday August 11th. Director Sullivan reviewed the Assessor report for Phase 1 of the project. The assessor estimates match and reaffirm the numbers in the development agreement.

Minutes and Reports: Joint BPN Planning 06-09-14, Landmarks 06-12-14, Plan Commission 06-09-14, Public Safety 07-08-14, Public Works 06-17-14, Special Public Works 06-24-14, Tree Commission 04-14-14

Public Comment Period: None

CONSENT AGENDA: Approval of Council minutes of: July 8, 2014
Motion by Lawrence second by Jensen to approve the consent agenda. Motion carried unanimously by acclamation. 11-0

OLD BUSINESS: None

NEW BUSINESS

5. **Public Hearing:** to consider discontinuance of a segment of Ridge Street and a segment of Church Street, as requested by Stoughton Hospital, within the City of Stoughton.
Re: R-66-14

Presentation by Terry Brenny of Stoughton Hospital to highlight the past, present and future of the Stoughton Hospital. The new Hospital improvements are estimated to cost \$4M. Chris Schmitz presented a PowerPoint to show the plans for Phase 4 and how the street discontinuance is a component of that plan.

PUBLIC HEARING: Opened 7:43

1. Teresa Feidt, Representing Stoughton Hospital, 900 Ridge St, Spoke in support
2. Duane Strandlie, Representing Stoughton Hospital and as a citizen, 2401 Vernon Road, in support
3. Julie Peterson, 220 N Lynn Street, spoke in opposition. Also representing 9 petitioners:
 - a. Nathaniel Heath, 217 Hillside
 - b. Hope Bartelt, 116 N Lynn Street
 - c. Jerry Neis, 624 East Main Street
 - d. Betsy Braun, 124 Hillside
 - e. Jean Peterson, 701 East main street
 - f. Gerald Peterson, 701 East main street
4. Sharon Mason Boersma, 243 E McKinley, spoke in favor
5. Mark Holzman, 200 N Lynn Street, spoke in opposition
6. Kris Krentz, Skaalen Retirement Services and Citizen, spoke in support
7. Debra Johnson Peabody, 225 N Henry, spoke in opposition.
8. Registered only, Lloyd Rowley in support
9. Registered only, Mary Erdman in support
10. Diane Reynolds, 209 Hillside ave, spoke in opposition.

Mayor Olson closed the public hearing at 8:07 p.m.

6. **R-66-14:** Stoughton Hospital requests discontinuance of a segment of Ridge Street and a segment of Church Street. (*Planning Commission recommends approval 5-1*)

Motion by Christianson, second by Jensen to approve R-66-14.

Hohol explained the motion from Planning commission had a contingency on their recommendation. The Commission asked that the Hospital take another look at their plan and consider changing their parking configuration to maintain the access and egress from Ridge Street. Chris Schmitz spoke to the question. The hospital is concerned that the access will make this area a through road and cause safety problems.

Motion by Hohol to revise R-66-2014 to include the Planning Commission recommendation to approve the discontinuance of the streets, with the contingency that the access to the parking lot from Ridge Street be continued. Mr. Brenny clarified that this parking lot will not be for employees, but only for visitors. MOTION WITHDRAWN.

Lawrence is opposed to allowing access to Ridge Street from the parking area.

Engelberger is questioning why the recommendation from Planning Commission is not stated more clearly in the resolution.

Jensen is in favor of the changes that the Hospital is making. He also understands the concerns from residents. Jensen would like to see Coopers Causeway closed to through traffic.

Motion by Selsor to table and send to a Joint meeting between the Planning Commission and the Public Safety committee to address the neighborhood traffic safety issues, Second by Suess.

Hohol stated that the Planning Commission will not be able to act until the Council decides whether or not to vacate the streets.

Suess is in favor of the design of Church Street, but is not in favor of completely closing off Ridge Street. Suess would like to table to give the Hospital time to go back and look at the traffic problems.

Kneebone thinks that this plan needs more work, and he needs more clarity before he can vote. Engelberger questioned why the City is vacating the street for a private entity without payment to the City.

Hohol agrees that the resolution should be tabled for more information about the layout of the parking, the streets and the public safety concerns on adjacent streets. Supports a joint Public Safety/Planning Commission meeting.

Christianson supports the Hospital plan and the discontinuance of the streets as long as the safety issues from the adjacent neighborhood streets is addressed.

Majewski supports the Hospital. He would like to see the Planning Department study the traffic flow throughout the entire neighborhood. He is in favor of tabling this motion.

Mayor Olson reminded the council that the Public works and Public Safety committees are working together on a Traffic Management Plan.

Motion to table carries by Roll Call Vote 10-0

***Alder Selsor left the meeting at 8:50 p.m.**

R-79-14 : Stoughton Hospital requests a conditional use permit (CUP) for the reconfiguration and reconstruction of their parking areas at 900 Ridge Street including associated properties.

Motion by Christianson, second by Jensen to approve Resolution R-79-14. This is for the parking lot on the corner of Main and Church Streets only. Motion carries by acclamation 10-0

O-18-14: Stoughton Hospital requests to rezone the properties at 718 and 726 Ridge Street from SR-6 Single Family Residential to I – Institutional. Alder Christianson introduced O-18-14 for a first reading.

R-87-14: Sean Baxter, PJB II Inc. requests approval for a certified survey map (CSM) for

property at 1399 US Highway 51. Motion by Alder Christianson to approve R-87-14, second by Suess. Motion carried by acclamation 9-1 (Kneebone votes no)

R-88-14: Skaalen Farms LLC requests certified survey map (CSM) approval for property at 1773 County Highway N. (*Planning Commission recommends approval 6-0*) Motion by Christianson, second by Jensen to approve R-88-2014. Motion carried by acclamation 9-1 (Kneebone votes no)

O-15-14: Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 30 Floodplain Zoning. Alderperson Christianson introduced Ordinance O-15-14. This change is related to the floodplain map changes. This is a first reading.

O-16-14: Consider creating Chapter 32, Shoreland Zoning of the City of Stoughton Municipal Code of Ordinances. Alderperson Christianson introduced Ordinance O-16-14 for a first reading. Director Scheel explained that these changes are due to required changes by ACT 80.

O-17-14 : Proposed amendments to municipal code section 31-8 of the City of Stoughton Shoreland-Wetland Zoning Ordinance. Alderperson Christianson introduced Ordinance O-17-14 for a first reading. These are changes required by Act 80.

O-19-14: Proposed amendments to municipal code sections 78-206(4)(g)1g; 78-405(4)(b)1; 78-502; 78-908(3)(d) and 78-908(3)(j) of the City of Stoughton Zoning Ordinance. (To clean up discrepancies in the zoning ordinance) Alderperson Christianson introduced Ordinance O-19-14 for a first reading.

O-20-14: John Peterson, Farrell Homes LLC, requests rezoning 1117 Hamilton Street from PD – Planned Development to PD-SIP – Planned Development-Specific Implementation Plan to amend the previous SIP approval requirements. Alderperson Christianson introduced Ordinance O-20-14 for a first reading. This is related to fencing and landscaping.

R-92-2014: Authorizing and directing the proper city official(s) to approve and follow the recommendations of the EAB for the City of Stoughton. Motion by Alderperson Majewski to approve R-92-2014, second by Lawrence. Kneebone added that there was public input into this plan. Motion carries by acclamation 9-1 (Christianson votes no).

R-94-2014: Authorizing and directing the proper city official(s) to award Williams Drive Reconstruction Project construction contract to the lowest responsible bidder, E&N Hughes, Inc. of Monroe, for the base bid \$981,787.00 and Alternative Bid No. 1 for \$639,482.50 Motion by Christianson, second by Lawrence to approve R-94-2014. Lawrence questioned where the funds come from for this project. The majority of funds come from TIF #3 and another contribution from a Township grant awarded for this project. Motion carried by Roll Call vote. 10-0

R-95-2014: Authorizing and directing the proper City official(s) to Reject Bids for the 2014 Jefferson Street Storm Sewer Project. Motion by Christianson, second by Jensen to approve R-95-2014 rejecting the bids for the 2014 Jefferson Street Storm Sewer Project. All bids received

were over budget. Motion carried by acclamation 10-0.

R-96-2014: Authorizing and directing the proper City officials to follow the recommendation of the Utilities Committee to submit an application for the WPPI Energy 100 kW Community Solar Garden Pilot Project. Motion by Hohol, second by Swangstu to approve R-96-2014. This is a WPPI funded project to develop a Solar Garden. This would be located on the Utility Parcel on Hwy 138. This approval is just to submit the application. Motion carries by acclamation. 10-0.

ADJOURNMENT: Motion to Adjourn by Lawrence, second by Christianson. Motion carried by acclamation 10-0.

CITY OF STOUGHTON
OFFICIAL MEETING MINUTES OF THE
COMMON COUNCIL

Date/Time: Tuesday, August 12, 2014 @ 6:00 P.M.

Location: Council Chambers/Public Safety Building

Members: Michael Engelberger, Sonny Swangstu, Tim Swadley, Ron Christianson, Paul Lawrence, Greg Jenson, Eric Hohol, Tom Majewski, Tom Selsor, Tricia Suess, Pat O'Connor

Mayor Donna Olson presided at a Regular Meeting of the Common Council of the City of Stoughton, Dane County, Wisconsin, held in the Council Chambers, Public Safety Building, on June 10, convening at 6:00 P.M.

Call to Order: Mayor Olson called the meeting to order at 6:00 P.M.

Roll Call, Communications, and Presentations: Finance Director Sullivan called the roll and noted 9 Alderpersons present. Swadley and Majewski were absent and excused.

Public Comment Period: M. Engelberger expressed sympathy to David Kneebone's family and called for a moment of silence.

OLD BUSINESS: None

NEW BUSINESS

Discussion regarding New Business proposal for Business Park North Expansion-re:

Guardian IG, LLC: Mayor Olson introduced the discussion and reviewed information that was given to Council members at the last Finance Committee meeting. Sullivan and Scheel went over the main highlights of the Company and their needs to build in Stoughton:

Company information:

Guardian IG, LLC

- Insulated Glass panels that incorporate clear glass, coated glass (Low E) and a proprietary spacer system
- Products made to order with some stock inventory
- Employment: 10 – 15 office; 40 – 50 operations employees/shift (2 shifts planned)
- Building: 240' x 850' plus about 10,000 square feet of office space
- Land Desired: up to 40 acres

Site Advantages:

- City owns the land
- Rectangular shape of land compliments their building geometry

- Water and Sewer readily available
- Electric service needs can be met
- Able to react to tight timeline requested by developer

Alder Seuss asked if there was information regarding the environmental effects. Staff information is that the company will need to meet the requirements of the EPA and other regulatory agencies. The Company also has programs to recycle glass and provide for safety. Alder Christianson highlighted the jobs to be created.

4. ****CLOSED SESSION** - ***The Council may meet in closed session per State Statute 19.85 (1)(e), when competitive or bargaining reasons require closed session discussion or deliberation regarding the terms and conditions of sale of City Property – Business Park North Expansion.-Guardian IG, LLC If the Committee meets in closed session, the Council will reconvene into open session to proceed with the remaining agenda items.*

Motion by Christianson, second by Hohol to go into closed session. Motion carries 9-0 on Roll Call vote.

Motion by Hohol, second by Jensen to adjourn closed session and reconvene into open session at 7:26 p.m.

R-98-2014: Resolution authorizing Staff to prepare a Developers Agreement and TIF Project Plan for Business Park North Expansion – Guardian IG, LLC

Motion by Christianson, second by Hohol to authorize Resolution R-98-2014.

Motion by Selsor second by Lawrence to amend the Resolution so that it identifies those involved in the creation of the agreements to include the Council President or his designee and one more Council person. Motion fails by acclamation.

Motion by Selsor, second by Engelberger to follow R-18-05 and if there are any deviations from the policy they be brought to committee for discussion. Motion fails by roll call vote 6-3.

Motion by Seuss to amend the Resolution to include authorization to begin a TIF creation project plan. Motion carries by acclamation 9-0.

Main Motion carries by acclamation 9-0.

ADJOURNMENT: Motion by Lawrence second by Christianson to adjourn at 7:49 p.m. Motion carries by acclamation 9-0.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request such assistance, please call the City Hall at (608) 873-6677.

By: Mayor Donna Olson, Council President Michael Engelberger